

Proficient Patio Covers
216 S. 7th St. Suite #20
Las Vegas, NV 89101
702-254-6179
Lic #65168

Justification Letter:

We are asking to build a 10' x 19' freestanding Alumawood patio cover on 4 footings with steel beams and posts, and with 10" square stucco columns, stucco headers and fascia's and tile edge to match home. The patio cover is 8' in height which is 1' shorter then the house at its shortest point. The house goes in height up to 16'. We will have a 5' setback to the back property line, 14' setback to the side property line while having 18" setback from the cover to the side block wall. (The side block wall is not the property line, and also the homeowners are responsible for the landscaping all the way up to the sidewalk).

But our concern and the reason we are applying for a major deviation is to get a 3' setback from the post of the cover to the corner of the house (giving us a 2' setback from the overhang to the house, since the cover has a 1' overhang). Our reasoning is that there is nothing in the way that would cause this a hazard, and it is only the one corner of the house that has this smaller setback of 3' to the post. We are trying to maximize the most space possible and it's only at the one corner where the setback reaches 3', from the other side it is 11' to the house.

Thank you,
Proficient Patio Covers

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